

Council of the Isles of Scilly Planning Application

Ref: P/25/016/COU

Consultation Response

Date: 01.04.2025
Ref: P/25/016/COU
Site: Bryher Boatyard, Norrad, Bryher, Isles of Scilly, TR21 0PR.
Proposal: Temporary change of use of land to site temporary containerised accommodation (2 x snoozepods) for a period of up to 3 years in relation to Bryher Boatyard.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by the **22nd April 2025**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p25016cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the **22nd April 2025** then I will assume you have no comments to make.

Consultee Name: LLFA

The application states that the site is not located within a Flood Zone, the site is not located within 20m of a watercourse and that the surface water from the sleeping pods would be disposed of via soakaway. The application form also states that there are currently 4 employees and it is deemed necessary to increase the number of full time employees by to 2, making a total of 6 employees, in order to make the business viable.

It is noted that the sleep pods are designed to provide temporary accommodation for 2 additional employees for up to 3 years.

The Flood Risk Assessment provided states that the site is located within Flood Zone 3 – high risk of flooding, but does not address the likelihood (i.e frequency) or the likely depths of water which are likely to be experienced for the sleep pods. There was a mention that there was likely to be an additional 1m higher than current levels, but it is not clear how that impacts on the sleep pods.

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In order to assess this further the Flood Risk Assessment should be updated to provide clearer information on the following and it is recommended to follow the technical guidance within the National Planning Policy Framework:

- The flood levels for Flood Zone 2 and 3 to Ordnance Datum
 - The impact of climate change with levels to Ordnance Datum
 - The proposed floor levels of the sleep pods
 - The likely depths of water inside and outside the sleeping pods
 - An understanding of whether water can get inside the pods and if someone was sleeping in the bed – could they be at risk of drowning.
 - Could the sleep pods float off – how will they be secured ?
 - What would be the employees method of escape and who would raise the alarm to ensure the two employees could evacuate safely ?
 - An assessment of the vulnerability classification and compatibility with the flood zone
 - An assessment of the sources of all flooding
 - Flood Warning and Evacuation Plan
 - Further evaluation of the Sequential and Exception Tests
 - Flood mitigation and Property Flood Resilience
 - Further expansion of the residual risks
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Soakaway Design

Infiltration results in accordance with BRE 365 and the supporting calculations and design of the soakaway would need to be provided.

Foul Water

It is noted that the proposal is to connect the foul water from the sleep pods into the existing septic tank which currently serves the property / business. This will mean that there will be an additional 2 people using the system. It would be necessary to provide supporting documentation that there is sufficient capacity within the septic tank when using the British Waters Flows and Loads V4 and that there is sufficient capacity in the drainage field.

An detailed assessment provided to ensure the discharge would meet the General Binding Rules and a description of which rules are being followed (Rules 1-14) (Rules 1-21) or (Rules 1-23).
